



32 Roman Way, Chippenham, SN15 3TA

GOODMAN WARREN BECK

64 Market Place
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£200,000

A modern two bedroom end of terrace house situated in a cul-de-sac within the sought after Pewsham development with access to a wide range of amenities and offered for sale with NO ONWARD CHAIN! The accommodation offers a sitting room, kitchen with a range of fitted units, two bedrooms and a bathroom with a white suite and overbath shower, Other benefits include double glazed doors and windows, electric heating, an enclosed rear garden with large shed and two allocated parking spaces.

Situation

The property is situated within the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior school, public house and community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

Canopied Porch

Storage cupboard. Double glazed entrance door.

Sitting Room

15'10" x 12'8"

Double glazed window to front. Electric heater. Spiral staircase. Wood laminate flooring. Feature fireplace. Door to:

Kitchen

12'8" x 7'5"

Double glazed window to rear. Obscure double glazed door to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Electric cooker with extractor over. Washing machine and fridge/freezer. Further appliance space. Wood laminate flooring.

First Floor Landing

Doors to:

Bedroom One

12'8" x 8'3"

Double glazed window to front.

Bedroom Two

12'8" x 7'5"

Double glazed window to rear. Cupboard housing hot water tank and immersion heater.

Bathroom

Panelled bath with mixer tap, electric shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Light and shaver point. Extractor. Access to roof space.

Outside

Front Garden

Lawn with shrubs and steps to front door. Additional decked path to front door.

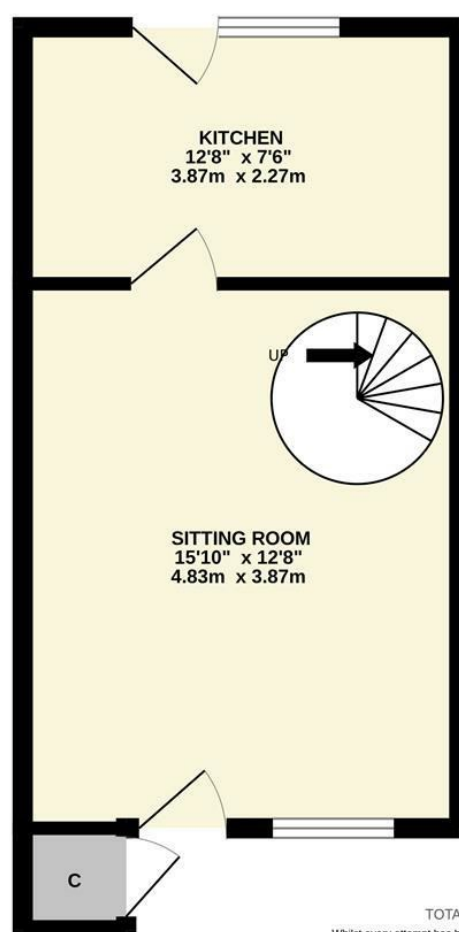
Rear Garden

Enclosed by wall and fencing with gated side access. Decked seating area with balustrade and artificial lawn. Gravelled beyond. Large timber garden shed. Side storage area. Outside tap.

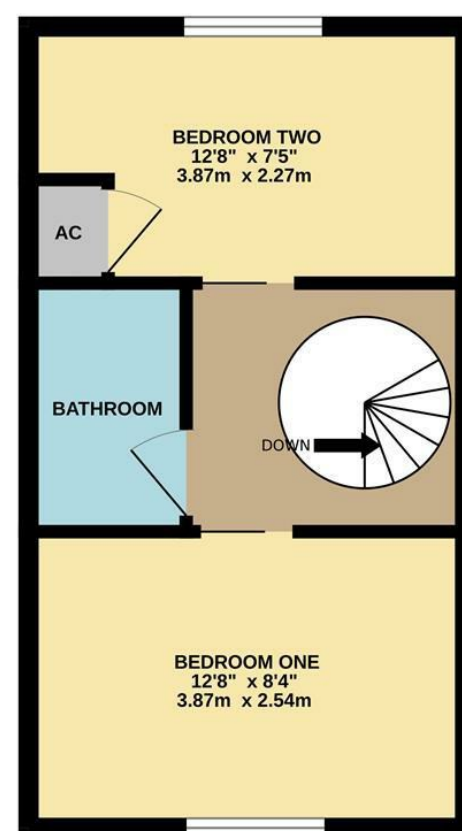
Directions

From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first right into Roman Way. The property will then be found on the right hand side, towards the end of the cul de sac immediately after the turning to Colborne Close.

GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.

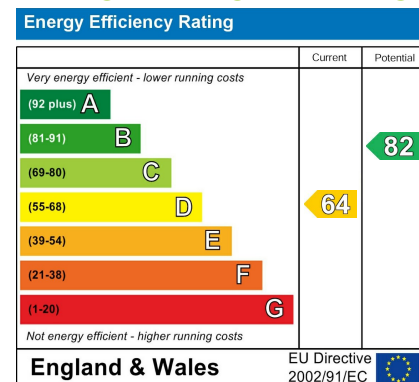


FIRST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold

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